Improvement

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In every Country, an improved Agriculture forms, or ought to form a principal Object of public and private Attention and Pursuit. It might be expected that, in the United States, this principal Object would be prosecuted with unremitted Vigour and the most flattering Success. In the United States, Land can be obtained on the most easy Terms, and can be enjoyed in full Property and perfect Security. The Fact, however, is, that, in the United States, more, perhaps, than in any other Country, Agriculture is yet in its Infancy. The Reason of this Fact will probably be found in the very Circumstances, which, at first View, would seem to produce one altogether contrary. The Terms, on which Land, in the United States, can be purchased, are too low for the Interests of an improved Agriculture. The Quantity of Land is far beyond the just Proportion of personal Capital possessed by the Land-holder. The Consequence is, that the Land is either unimproved, or improved in a Manner very imperfect.

After long Experience and extensive Observation ~~employed on the Subject~~, it is now agreed, among the best

Writers

Writers and the best Farmers, that a personal Capital of at least four Pounds Sterling should be applied to every Acre of Land. If this Result be genuine, we need be at no Loss to discover the true Cause why, in the United States, an improved Agriculture is so little known. In the United States, not even an eighth Part of the proper Capital in ~~the~~ personal Estate is applied to Land.

In Pennsylvania, the Proportions of the Prices, at which Lands in the several Parts of the State can be purchased are also greatly different from what, on a first View, might be expected.

In Conegocheague, at the Distances of more than one hundred and sixty Miles from Philadelphia, the ~~Average~~ Price of Land is between 13 and 26 Drs ⅌ Acre. On the River Delaware itself, which ~~bears~~ floats the Productions to the ~~Capital~~ Market of the Metropolis, its Shores ~~immediately~~ and on Susquehannah, which has ~~are~~ an immediate Communication with ~~the Atlantic~~ Chesapeak Bay, and a convenient one with Philadelphia, Land at the same Distance can be obtained at a much inferior ~~Rate~~. In the Counties of Washington and Allegheny, situated at the Southern and Western Extremities of the Commonwealth ~~and~~ between three and four hundred Miles from ~~the Capital~~ Philadelphia, two Dollars ⅌ Acre ~~form~~ are the very lowest average Price of Land. At a much nearer Distance, and on the great Line of Communication between Philadelphia and Lake Erie, Land, till lately ~~could have been~~ has not been an Object of Attention or Purchase.

It

It is nevertheless, an undoubted Truth, that the Lands so neglected, or estimated so low are, in Quality, at least equal, as well as in Situation greatly preferable to the others.

How can these Things be accounted for? A satisfac-tory Account of them will be interesting; but it must be drawn from an extensive View of the History and Situa-tion of what are now called the middle States.

1. Instead of being ordered to attack Niagara, General Braddock was in 1755, ordered to attack Fort Du Quesne. This produced in that Direction, the Opening at the public Expence of two Roads; one through ~~the North~~ Virginia, the other through the southern Part Pennsylvania. The Lands, beforementioned, in Conogocheage and the two Counties to the Westward, are situated on those ~~latter~~ Road, which pointed and facilitated the Progress of Settlement. Had the Attack been ~~made upon~~ directed against Niagara instead of Fort Duquesne, ~~the latter~~ and had one Road been opened thro New-York instead of Virginia, and another through the Northern ~~Part~~ instead of the Southern Part of Pennsylvania, the Situation of Things would have been precisely re-versed. The Price of Lands on Susquehanah — and much more so on Delaware — would have been equal to what that of Lands on Conogocheage now is; and Lands on Lake Erie would have ~~been sold as high~~ commanded as much ~~[illegible]~~ Money

as

as is now commanded by Lands in the Counties of Wa-shington and Allegheny.

2. The Operations of the Causes now mentioned have been assisted by those of ~~another~~ one, which I am now to mention. ~~The six Nations have been long the most powerful~~ ~~of which~~ earliest Among the Indian Tribes scattered along the Shore and Rivers ~~of the Atlantic~~ North America, the six Nations have been long the most powerful. The Principal Residence of those Nations was on Susquehannah. and between that River and Lake Erie. They reserved, as long as they could, the Lands nearest to their Residence. Those to the ~~Westward~~ Northward of Pennsylvania and West-ward of the Genesee they ~~have reserved~~ reserve still. With Those on the Head Waters of ~~Delaware~~ Susquehannah they did not ~~part~~ ~~with until~~ part, till within the last ten Years. Lands un-purchased of the Indians, are not the Objects of Cultivation, seldom of Contracts.

3. Immediately after the Indian Purchase which, ~~in 1768~~, was made in 1768, the Controversy between Pennsylvania and Connecticut arose concerning that Part, ~~of the Pur-chase~~ which comprehended the Lands on Susquehannah. This Controversy extended ~~also~~ to the Waters of Delaware; and its baneful Influence prevented or retarded the

the Settlement and Improvement of the whole Northern Part of the Commonwealth.

4. To all the foregoing powerful and ~~cooperating~~ concurring Causes may be added another, which was by no Means, without its silent Operation. The Lands in this ~~northern~~ Part of ~~Pennsylvania~~ the Country are ~~generally~~ in general so heavily timbered that Persons possessed only of a common Share of Stock and Talents, were intimidated from ~~commencing Settlements~~ from the Thoughts of ~~far~~ settling it.

Such are the Causes, which account for the depressed Rate, at which Lands in the northern Section of Pennsylvania have been hitherto estimated. The three first of them are ~~now~~ happily removed; the last of them begins now to ~~operate~~ act in a Direction contrary to that in which it has heretofore operated: In this new Direction it will continue to operate with increasing Rapidity and Force. ~~Land Roads are now opened or about to be opened through every Part of the Commonwealth~~: The whole State is purchased from the Indians: ~~And~~ The Controversy with Connecticut is ~~happily~~ ~~fully~~ terminated. Roads are opened or about to be opened through every Part of the Commonwealth: To the Communication by Roads the superior one by Canals is superadded. The heavy Timber is found to be a Treasure instead of an Incumbrance. Much of it can be cut and sawed ~~undertaken~~ and procured with uncommon Ease, to an immense Advantage. The rest of it can be converted into Pot-Ash and a valuable Manure for the Soil. The Su-

-gar

-gar Tree, in particular, is a Source of Pleasure as well as of Wealth.

To you, as Representatives of the Dutch Company, I offer one Million ~~and~~ ~~three~~ four hundred and fifty thousand Acres of Land in Pennsylvania, on the Terms, and in the Situations and Quantities following—

1. Three hundred thousand Acres to the Westward of the Allighany River, and on and near the western Boundary of the Commonwealth, and convenient to the Navigation of the River Ohio. This Land, is within a small Distance from the Settlements in the Counties of Washington and Allighany.

One Half of this Quantity I ~~[illegible]~~ offer to sell at 1 D. ℔ A. This Half to be disposed of by the Co. at 2 D ℔ A. in Shares on the Principles explained by Mr. C. ½ of the Profits on the Resale to be retained by the Company ½ to be paid to me. The other Half of the Land to be converted, at the ~~same~~ same Rate of 2 D/ into Shares on my own Account—

2. Three hundred thousand Acres, for which Warrants are taken out in the Names of Messrs. Le Roy & Linklaen.

This to be sold, disposed of, and converted into Shares on the same Terms, and in the same Proportions with the former.

3. Three hundred thousand Acres or more on the Waters of the West Branch of Susquehannah

One

One Half of this I ~~agree~~ offer to sell at 2 D ꝑ A. This Half to be disposed of, in Shares at 4 D on the Principles and Conditions ~~before mentioned~~ alluded to in the former Instances

The other Half to be converted, at 4 D ꝑ A. into Shares on my own Account

4. Four hundred ~~and~~ thousand Acres on the ~~Waters~~ of the East Branch of Susquehannah

One Half of this I ~~agree~~ offer to sell at 2½ D ꝑ A. This Half to be disposed of, at 5 D. in Shares as beforementioned

The other Half to be converted, at 5 D ~~the same Rate~~, into Shares on my own Account.

5 To the foregoing Quantity I agree to add one hundred and fifty thousand Acres on the navigable Waters of the River Delaware. ~~to be held~~

One third of this I ~~agree~~ offer to sell at 5 D ꝑ A. This third to be disposed of at 10 D per A in Shares — Or, ~~rather~~ more properly, ~~the~~ to be paid by the Company the purchasers ~~[illegible]~~ at 7½ Drs per Acre – The other two Third to be converted at 10 D ꝑ A into Shares on my own Account, in Partnership with the Company

If to the ~~thirteen~~ Million and three hundred thousand Acres before-mentioned (for I except the 150m A last the Company choose to add then seven hundred thousand

thousand Acres. a Subscription for the immediate Sale and Settlement of two Millions of Acres in Pennsylvania ~~could~~ might be opened at Amsterdam.

The Advantages, which would encourage such a Subscription, are many and great.

1. The Lands, can, under the present Law of Penn: be held by Foreigners residing in Europe, dividedly and in their own Names, without the always disagreeable and sometimes dangerous, Interposition of Trustees and Conveyances in Trust.

2. As the Title can be completed, so the Settlement may be commenced immediately. even during an Indian War – for a great Part of the Country before described is protected even from that Danger

3. The ~~tracts~~ Lands ~~[illegible]~~ are ~~[illegible]~~ highly recommended by their ~~[illegible]~~ Situations. The ~~nearest Part of the Lands is~~ ~~[illegible]~~ first Class is ~~on~~ near the Settlements in the Counties of Washington and Allegheny and the Navigation of the Ohio. The second Class is on the great Communication between Lake Erie and Philad.a The third Class is ~~on~~ convenient to the navigable Waters of the West Branch of Susquehannah; and consequently, when the Canals now begun shall be finished, to an uninterrupted Na-

-vigation

Practicability and Preparation of the whole Plan

-vagation to the best Market in the United States. The
having the same Conveniences
fourth Class is situated still more advantageously being
and
still nearer to the Metropolis. Three fourths of this Class
about
is by Land, ~~only~~ 130 Miles ~~from Philada~~. and the other
4th. about ~~only~~ 90 Miles from Philada. The 5th. Class is within one hundred
and twenty Miles of P. by Land and ~~water~~ communicates immediately with it by the River D.
generally less than one Half of
-laware and some of its navigable Branches. From this Class the Timber
is easily floated to the City
the Prices are greatly below the Prices of Lands
I may add
to the Southward, of Lands inferior in Point of Situation and ~~and~~
the Lands, which I offer are selected Lands,
inferior
~~[illegible]~~ in Point of Quality also. Land in selecting them
from fifty thousand ~~many~~ Millions! I have employed ~~[illegible]~~ Pains equalled
~~[illegible]~~
by few; and Expense equalled by none.
5. By the Principles of the Subscriptions proposed the

Improvement of the Land will be directed and executed,
prepared and in Operation
according to a general Plan, ~~and at the general Expense~~.
From numberless Embarrassments this will secure the
new Settlers

6. The Settlements will be compact: communicat-
one another a reciprocal
-ing ~~reciprocally~~ ~~to one another both~~ Value ~~and Security~~. Their Value
will
~~should~~ increase with a Rapidity not easily conceived

7. The Settlements in Pennsylvania will be
Patterns
Nurses and ~~Examples~~ for Settlements to the Westward
of that Commonwealth

It would be easy to dilate on all the foregoing Ad-
especially on the last, which, ~~in Respect of Time~~, will ensure ~~almost~~ ~~an exclusive~~
-vantages. I merely hint at Things.
Preference ~~But~~ almost equal to an exclusive Right, in future Operations. But

a

A particular Statement agree~~ably~~ of to the forgoing Plan

1 300,000 As to the Westward of Allegheny

½ sold at 1 D. to the Co. 150,000

resold in Shares at 2 D — — — 75,000 75,000

N.B. 4/10 Stock and 6/10 Land given
for the Cash; so that 4/10 of this ½ is
reserved to encrease in Value ~~in~~
~~the Hands~~ for of the Company

½ converted into 300 Shares on my Acc.t
at 400 D. ~~Stock~~ Stock and 300 A.s each

N: B: 4/10 of this ½ is also reserved
to encrease in Value ~~in the Hands~~
for of the Company.

As 60,000 . D 90,000

2 300,000 As in the Names of Mess. Le Roi & Linklaen

½ sold at 1 D to the Co. 150,000

resold at 2 D ut supra 75,000. 75,000

450,000 150,000

½ converted into Shares on my
Acc.t ut supra

60,000 - 90,000

120,000 180,000

Brought

Brought forward Sh. D

A.

120,000 180,000 600 450,000. 150,000

3. 300,000 A.s Waters of West Branch of Sus. ~~[illegible] Waters~~

1/2 sold at 2 D to the C.o — — 300,000

resold in Shares at 4 D 150,000 150,000

1/2 converted into 600 Shares on my Acc.t at 400 D & 150 A.s each

60,000. 90,000

4. 400,000 on the E. B. of Susquehannah

1/2 sold at 2 1/2 D. to the C.o — 500,000

resold in Shares at 5 D. 250,000 250,000

1/2 converted into 1000 Shares on my Acc.t at 400 D. and 120 A.s each

80,000. 120,000

5 150,000 on nav. Waters of Delaware

1/3 sold at 7 1/2 D to the C.o and — 375,000

converted into 500 Shares on their Acc.t at 400 D. & 60 A.s each

50,000

310,000

260,000 [illegible]

570,000 on Sh. [illegible]

40,000

610,000

2/3 converted into 1000 Shares on my Acc.t at 400 D and 60 A.s each

400,000

~~440,000~~

458,000

3200 2,025,000 550,000

Advantages

Advantages to the Company from the Execution of this Plan

1. An immediate Gain of 550,000

2. For each Share 400 D in Stock is reserved in the Hands of the Company: There are 5900 Shares - the Sum reserved in Stock = 2,360,000 D. Are they to account for the Interest at 6 p Ct. received on this Sum; or are they to receive it without Account?

3. ~~770,000~~ a 610,000 become the Property of the Co. at the present resale Value. Mr Drinker thinks that, at the common Rate of Settlement and Improvement the Lands on the E. B. of S. will, in seven Years be worth 8 D. The present resale Value is 5 D. On a general Plan of Improvement carried on at the Expence of 1/5 of this present Value by the whole Proprietors, beside the great Additions which each Settler will make for himself, ~~there an~~ one may fairly Anticipate~~ion of~~ two years ~~may be fairly made~~ upon Mr Drinkers Computation. At the End of ~~eight~~ five years therefore, each Share in the Hands of the Co may be presumed to have risen 3/8 in Value. At the End of five years, ~~therefore~~ the increased Value of the Land in the Hands of the Co. will be nearly 900,000

1450,000

And this Value will still increase

Brought

			D.o
		Brought forward — — — —	1,450,000
Ac.s ~~570,000~~ 610,000		If the Company add to the Subscription their 700,000 Ac.s then the whole Transaction in Pennsylvania will ~~stand thus~~ be included	
Ac 140,000.	700,000 Ac 210,000	1/2 sold in Shares at 2 D. 700 Shares at 400 D & 300 Ac. each	700,000
		1/2 reserved in Shares at 2 D. 700 Shares	
350,000 ~~[illegible]~~ ~~[illegible]~~ 1,100,000	—	at 2 D present Value sold in shares —	~~980,000~~
		3/8 to be added at the End of 5 Years	367 500 ~~122,500~~ ~~3,252,500~~ 3,497,500

And a growing Estate in ~~1,000,000~~ 1,100,000 growing ~~at~~ such a Rate that in a more than great Number of Y. it will be worth 10 ~~& Millions St. or an Acre of~~ say £10 St.g is, in cultivated Countries, no uncommon Price for an Acre of Land.

Montgomery 69 g

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